

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 84 11

AN ORDINANCE AMENDING SECTION 25-114 (CITY OF HILO ZONE MAP), ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO NEIGHBORHOOD COMMERCIAL (CN-40) AT PONAHAHAWAI, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-3-37:PORTION OF 1.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. Section 25-114, Article 3, Chapter 25 (Zoning Code) of the Hawaii County Code, is amended to change the district classification of property described hereinafter as follows:

The district classification of the following area situated at Ponahawai, South Hilo, Hawaii, shall be Neighborhood Commercial (CN-40):

Beginning at the southeast corner of this parcel of land on the southwest side of Komohana Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 1,837.52 feet South and 21.68 feet West and running by azimuths measured clockwise from True South:

1. 75° 40' 334.33 feet along remainder of Grant 252 to B. Pitman;
2. 165° 40' 668.26 feet along remainder of Grant 252 to B. Pitman;
3. 255° 40' 285.75 feet along remainder of Grant 252 to B. Pitman;
4. Thence following along the remainder of Grant 252 to B. Pitman, along a curve to the right having a radius of 32.00 feet, the chord azimuth and distance being:
300° 40' 45.25 feet;
5. 345° 40' 12.24 feet along the southwesterly side of Komohana Street;
6. 255° 40' 10.00 feet along a jog in Komohana Street;
7. 345° 40' 73.40 feet along the southwesterly

8. 54° 00' 11.48 feet along Komohana Street;
9. 10° 30' 18.00 feet along Komohana Street;
10. 333° 00' 83.14 feet along the southwesterly side of Komohana Street;
11. 345° 40' 248.93 feet along the southwesterly side of Komohana Street;
12. Thence following along the southwesterly side of Komohana Street along a curve to the left having a radius of 3,040.00 feet, the chord azimuth and distance being: 343° 46' 50" 200.11 feet to the point of beginning and containing an area of 5.000 Acres.

All as outlined in red on the map attached hereto, marked Exhibit "A" and by reference made a part hereof.

SECTION 2. This change in district classification is conditioned upon the following: (A) the petitioner, its assigns or successors shall be responsible for complying with all conditions of approval; (B) plans for Plan Approval shall be submitted within one (1) year from the effective date of the change of zone; (C) construction shall commence within one (1) year from the date of receipt of final Plan Approval and shall be completed within two (2) years thereafter; (D) a hydrologic study of the subject area shall be conducted and appropriate mitigating measures shall be taken to alleviate the potential downstream flood hazard increases, meeting with the approval of the Chief Engineer; (E) the Ponahawai Street extension, including the proposed 80-foot wide right-of-way and improvements from the intersection with Komohana Street to the western end of the subject property, shall be constructed in accordance with the requirements of the Department of Public Works prior to the issuance of occupancy permit; (F) the

channelized to allow a storage lane for left turn movements from Komohana Street onto the Ponahawai Street extension, along with other intersection improvements as may be deemed necessary by the Chief Engineer prior to the issuance of occupancy permit; (G) no access shall be permitted directly off Komohana Street; and (H) all other rules, regulations and requirements shall be complied with. Should any of the foregoing conditions not be met, rezoning of the area to its original or more appropriate designation may be initiated.

SECTION 3. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

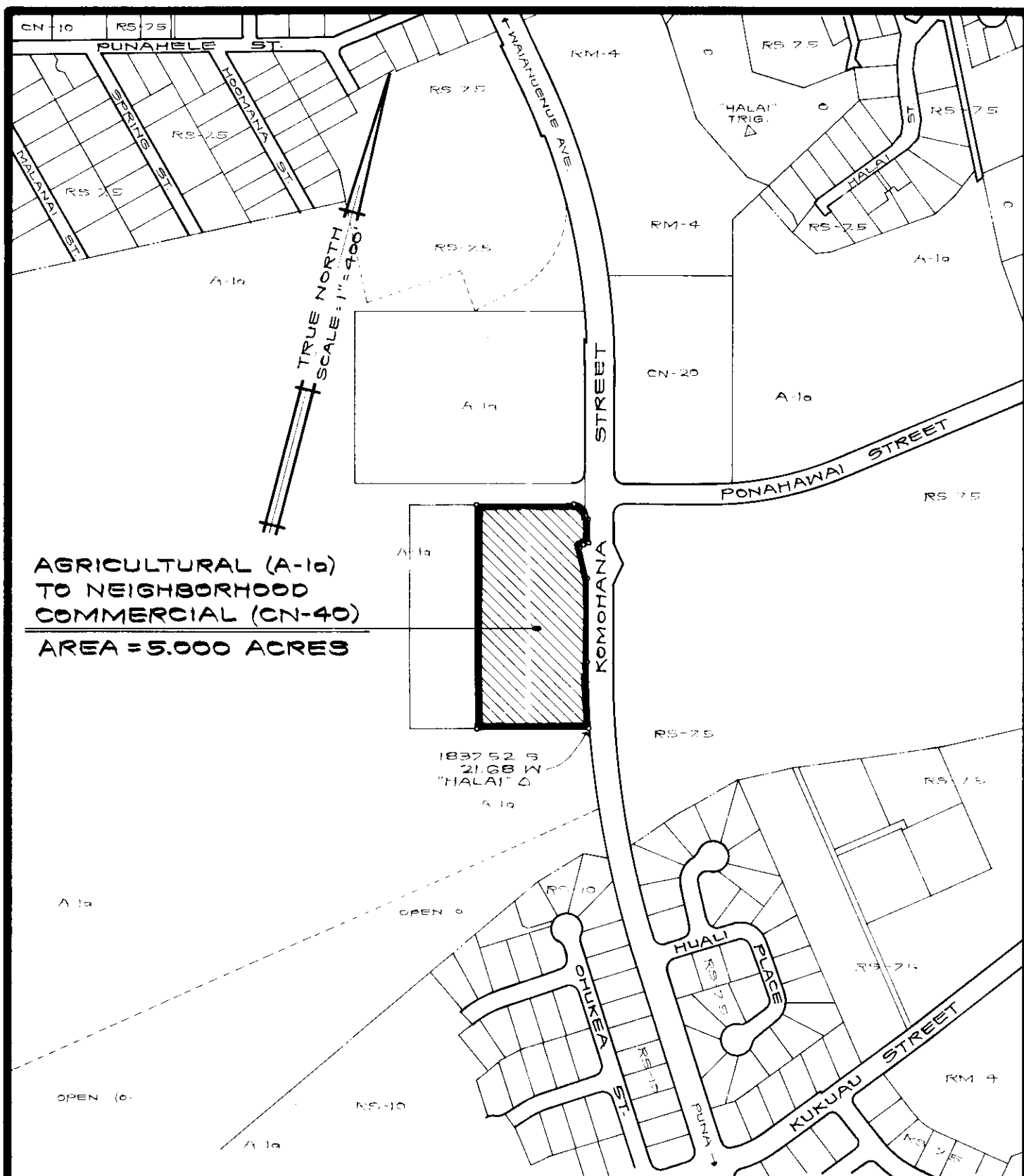
SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:


COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction:	January 17, 1984
Date of 1st Reading:	January 17, 1984
Date of 2nd Reading:	February 1, 1984
Effective Date:	February 10, 1984



AMENDMENT TO THE ZONING CODE

AMENDING SECTION 25-114 (CITY OF HILO ZONE MAP) ARTICLE 3, CHAPTER 25 (ZONING CODE) OF THE HAWAII COUNTY CODE, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) TO NEIGHBORHOOD COMMER-